

15 Clover Ave

Neighbourhood Meeting Notes

Feb 25, 2021

WebEx

7:00pm – 9:00pm

In Attendance: Councillor Scott Hamilton, Mike Verwey, Cristian Guerra, Maggie Ribeiro, Christopher Ribeiro, Cathy and David Button, Ethan Latimer, Dawn & Frank Joseph, Michael & Karen Tuinstra, Brian Smith, Joe and Fiona Goias, Tony Camara, David & Frances Vandermeulen, Marina Gobran, Charles Vandermeulen, Darrin Bossence, Krista Brown, Dean Botham, Bill Zachary, Robert Zachary, Darryl Howes, Alastair and Lynn Stevenson, Michael Pacitti, Carol & Paul Morris, Jamshed Iftikhar, Jawad Tanweer, Zeeshan Jafri

Staff: Matt Blevins, Deanne Friess

Developer Representatives: David Galbraith, Kevin Butt, Hunain Siddiqui

Regrets: Jason Leach

ITEMS

1. Introductions

Matt Blevins welcomed everyone to the meeting, presented an overview of the Planning process and the planning framework. Matt Blevins shared what applications have been applied for the development of the property.

Councillor Hamilton expressed thanks for everyone attending the meeting and welcomed an open and constructive dialogue.

2. Development Proposal and Changes

David Galbraith from IBI group introduced himself and presented the original application and the changes to the proposal as a result of the feedback from the community.

- 44 stacked townhouse units to 36 units.
- Shorter building heights
- Reduced drive aisle and parking area
- Increased front yard setbacks
- Additional environmental buffers and tree retention
- Additional parking with driveways for street townhouse units

3. Round Table Discussion

Rob Zackhary asked for clarification that the company makes a good profit or good product. David Galbraith clarified that they make a good product.

Alastair Stevenson asked how many trees would be removed. Kevin Butt explained that they are keeping more trees than removing. Lynn Stevenson asked about the bird habitat. Kevin Butt explained that the Environmental study looked at native and endangered species of birds and bats. Alastair explained that there are a lot of birds and other animals in the area including owls, birds, coyotes, foxes etc. and explained that some of the species in the area have left the area due to other developments in the area. Alastair expressed concern over the number of trees being removed on the site. Kevin Butt explained that the sensitivity of the lands has been reduced due to the surrounding development and the animals and birds in the area are not sensitive species. The highest quality portion of the vegetation on the lot will be maintained.

Michael Pacitti asked if any of the units will have backyard. David Galbraith explained that 8 units will have an independent backyard and the cluster towns will have a shared landscaped space. Michael Pacitti expressed concern for the removal of the trees, animal habitat, animals in the garbage and form of development. David Galbraith explained that garbage will be stored in deep well systems to ensure no animals can get in.

Charles Vandermeulen expressed that this street is not the place for this form of development and requested that the zoning for single detached homes remain. Frances Vandermeulen expressed concerns over the traffic and parking. Matt Blevins explained that a Transportation Impact Study was not required to be completed because the peak hour trip generation did not generate enough traffic to meet the requirement for this type of study.

Brian Smith expressed concerns over the loss of greenery and bird species. Brian Smith asked about the parking considerations and why single detached dwellings or semi detached dwellings were not considered. Joe Goias expressed concern for loss of trees and wildlife. Joe Goias stated that his opinion is that this development is too much density and the zoning should be kept the way it is. Kevin Butt explained that highest quality wooded area will be retained and protected with a buffer and conveyed to the public ownership. David Galbraith explained that street fronting townhouses will have a driveway and garage and for the stacked townhouse block there will be 1 space per unit and there will be 7 visitor spaces. David Galbraith explained that the lot was well suited for townhouse development based on the depth of the lot. Brian Smith asked if there will be disruptions during construction. Matt Blevins explained that notices would go to

residents when there are closures or disruptions needed. There are agreements and securities put in place to ensure construction is less disruptive. Brian Smith how the feedback will be incorporated into the plan. David Galbraith explained that the developer wants to hear from the community and will as a team review the comments. Matt Blevins explained that the City responsibility is to look at the policies in place and the best interest of the city as a whole. Staff will give Council the planning opinion and Council will consider staff's opinion, staff and agency comments and public input to make their decision.

Karen Tuinstra asked if the units will be rental or purchased homes and what the retail value would be. David Galbraith explained the intention is that they would be owned homes. Hunain Siddiqui stated they do not know the price point yet but will be in the range of mid \$500,000- low \$600,000.

Paul Morris asked if the area within the fenced Cloverfield woodlot would be retained. Matt Blevins and Kevin Butt confirmed that there would not be encroachment or removal of any trees within the fenced Copperfield woodlot. Paul Morris asked what the height will be and asked what improvements to services the residents will see. David Galbraith explained that an onsite transformer will be installed for the new development and the units will be serviced from Clover. Matt Blevins explained that the street improvements will be made to add sidewalks and urban gutters. Matt Blevins explained that there will not be changes to street lights. David Galbraith stated that the townhouse units will be two storeys

Dean Botham expressed concerns for wildlife and asked if there will be a future road through to connect with Lisbon Pines. Matt Blevins explained that in the Lisbon Pines development it was a requirement to provide a road connection through. Through discussions with transportation staff and Regional staff it was determined that the future road connection from Lisbon Pines would connect with Myers Road rather than Clover Ave. Dean Botham stated that the City will gain land tax but expressed that there would be another better location for this type of development.

Marina Gobran expressed concerns over the removal of trees, privacy and how much of the forest will be cut down. Kevin Butt explained that the wetland/marsh will not be touched it will be protected and was identified by the Grand River Conservation Authority. Marina Gobran asked where the access points are to the park with the new development. Kevin Butt explained that there will be a fence to limit access to the protected wetland. Matt Blevins explained there will be no access permitted to the park from Clover Ave and the goal is to protect the wetland feature. Marina Gobran asked if there will be extra fencing installed. Matt Blevins explained that the parks staff could repair fencing that is currently there. Marina Gobran asked if there will be increased in

transit. Matt Blevins explained that the Region is responsible for transit service and they increase service based on ridership.

Cathy Button expressed her concerns about the density of the development, climate change and the loss of greenspace. Cathy Button asked if this will be a done deal or if there is a possibility of changes. Matt Blevins explained that there are still required resubmissions and staff and agencies technical comments to be addressed so this is not a final proposal yet.

David Button stated that he is opposed to the development.

Lynn Stevenson expressed concerns over the value of the properties in the area. Matt explained that assessed value will increase over time but the value someone is willing to pay for your property is dependent on the real estate market at that time.

Alastair asked when he will be able to delegate to Council. Matt explained that if anyone wants to be added to the mailing list to be notified of the future Council meeting and how to register as a delegation at that meeting.

Rob Zakhary asked if any consideration has been given to not changing the zoning and just building within the current zoning. Hunain Siddiqui stated that they look at what is best from a planning perspective and the intention is to develop the property as multiple units.

Tony Camara expressed concerns about grade differential and setback of the building to property lines. What will the privacy impact be and what will the grading adjacent to property lines? Tony Camara also asked what type of fencing is proposed. David Galbraith explained that the building will be setback 6m for the front yard setback, a retaining wall is proposed to account for the grading difference. David Galbraith committed to providing more information on the grading. Matt Blevins responded that a solid privacy fence would be required.

Dawn Joseph asked where the developer is from. Hunain Siddiqui stated they are from Mississauga. Dawn Joseph asked if the developer has done single detached homes. Hunain Siddiqui confirmed yes. Dawn Joseph asked if the developer owns additional land in the area. Hunain Siddiqui stated they do not. Dawn Joseph asked how many visitor parking spaces. David Galbraith explained that there are 7 visitor parking spaces for the stacked townhouse units. Dawn Joseph expressed concerns with parking on Clover Ave. Dawn Joseph asked if there will be a chain link or privacy fence along the wetland. Matt Blevins stated that will be a chain link fence. Dawn Joseph asked if we really need to develop these unique areas and stated that this is not the area to develop. Matt Blevins explained that staff have not made a decision on the application yet and will take all comments into consideration.

Ethan Latimer asked if front yard setbacks have changed. David Galbraith explained that the stacked townhouse will be setback 4.5m and the street fronting townhouses would be setback 6m. Ethan Latimer asked if the provincial plans address setbacks. David Galbraith explained that the provincial plans speak to broader goals and the site specifications are the responsibility of the City. Ethan Latimer asked if there are other developments in Cambridge with reduced setbacks. Matt Blevins there have been other developments with larger reductions in setbacks but it depends on location and context to determine impacts and if appropriate. The setbacks proposed are based on the submission received and justification by the applicant and staff have not yet formed our opinion. Ethan Latimer expressed concerns with the height of the proposed development and if there are maximum height restrictions. Matt Blevins explained there are currently no height restrictions on the property but if this development is supported there would be a maximum height imposed. Ethan Latimer asked about the proposed road reconstruction in the area. Matt Blevins explained that improvements to Clover Ave would be the City transportation division responsibility and we will reach out to transportation staff on minimum requirements for Clover Ave and design standard. Ethan Latimer expressed concerns with the proposed development and asked that the City consider the wants and needs of the residents in this area.

4. Next Steps

Matt Blevins explained the next steps in the application process.

Councillor Hamilton thanked everyone for participating in the meeting and for their comments and concerns expressed.